

Newfields Planning Board Meeting
October 21, 2004

The meeting was called to order at 7:09 pm by Mike Price

Attendance: Mike Price, Mike Todd, William Meserve and Bob Devantery.

Scanlon Subdivision

Denise Poulos representative for the Scanlon subdivision requested that the Planning Board extend the time for final approval and execution of the Plans and Development Agreement until the November 18th meeting. A motion was made by Bill and seconded by Mike Todd to extend the time for final approval until next month. The motion carried. Yes-4 No-0

The Board reviewed the September 16th and September 30th minutes.

Mill Woods Subdivision

Mike Price recused himself from the Board because of being an abutter. Mike Todd explained that Joe Falzone is requesting that the Board take a formal vote on whether to proceed with the cluster or conventional plan.

Mark Johnson mentioned that he has submitted a letter to the Board which will serve as the application for a conditional use permit for a conservation subdivision. Mike Todd would like Town Counsel to review the conditional use letter.

Joe Falzone would like to come away from the meeting with a vote on the number of lots on the conservation plan. Baseline density is 10 less than the formula with the conventional plan. If the developer is not happy with the conservation plan yield he can always revert back to the conventional plan. Mike Todd was in favor of the conservation plan because it would offer more versatility and would discourage the use of Halls Mill Road. There would be more open space and less wetlands crossings. The conservation plan would also create fewer roads.

Road Agent Brian Knipstein asked what the difference in road length would be with the conservation subdivision. Joe Falzone informed him that there would be 5,000 feet or a mile less roadway. He also noted that the lots would be 1-1 ½ acres which is more than the minimum required.

A vote was taken regarding the Board's preference of whether to proceed with the conservation or cluster plan. A motion was made by Bill and seconded by Bob that the Board would prefer the developer to proceed with a conservation plan. The motion carried. Yes-3 No-0

Mark Johnson explained that the purpose of agreeing on baseline density is so they don't have to go back to that issue and they can concentrate on designing the subdivision.

Under the formula, the baseline density is 88 or 89 lots and he is willing to comprise and begin with 80 lots plus any bonuses allowed.

Both the conventional and conservation plans require 20,000 square feet of minor wetlands impact. Mike Price questioned the yield because the developer is coming up with those numbers assuming that all wetlands crossings would be granted. Mike Todd agreed that whether or not the wetlands permits are granted the yield may change but that is not a significant issue at this point. The density is based on a formula and it has been confirmed by our consultants to be 85-86 lots. Mike Todd emphasized that the Board needs to look at the overall plan and move forward.

A motion was made by Bill and seconded by Bob to proceed with a conservation subdivision with a baseline density of 80 lots and less than 20,000 square feet of minor wetlands impact. On either plan the wetlands impact will be less than 20,000 square feet. The motion carried. Yes-3 No-0

Christian Smith of Beals Associates discussed density bonuses based on public access and viewshed protection.

The proposed viewshed protection area would be east of Halls Mill Road, which is a Class VI right of way, extending down to the river. They requested that a site walk of the property be scheduled. Bill Doucet will have the open space that would serve as the viewshed staked out for the walk. The site walk was scheduled for Thursday November 11th at 8:00am. Everyone will meet at the end of Halls Mill Road.

Mike Todd read the definition of view shed to clarify that its intent is to protect land or sections of land that contribute to the visual landscape of the town, including items such as open fields containing stone walls, mature stands of trees, visible water bodies and their natural buffers.

Bonuses based on public access were also mentioned. The developer is planning on putting ball fields in the middle of the subdivision as well as designating other open space areas.

Christian showed the Board the conceptual layout of a one way road at the end of Halls Mill Road that would be for emergency access only. No traffic would travel out of the subdivision to Halls Mill Road. Joe Falzone contacted the Road Agent, Fire Chief and Police Chief to get their input on the conceptual design. One of three 15,000 gallon cisterns would be located in this area.

Brian Knipstein stated that he does not like one way roads but the street would be workable and acceptable to him. Fire Chief Jeff Buxton had no problems with the proposed road. Traffic would be able to travel from Halls Mill Road in but not out of the subdivision. There would be a sign erected saying "For Authorized Vehicles Only" and there would be two access points for emergencies. The Fire Chief, Police Chief and

Road Agent would prefer not to have a crash gate. This layout will not prohibit the use of Halls Mill Road but it will discourage use of it.

A meeting was scheduled for Thursday November 4th at 7pm at the Newfields Town Hall to continue discussion of the Mill Woods Subdivision.

River Run Realty Trust-Old Lee Road

Scott Frankiewicz presented the design review of the conventional plan for River Run Realty. A motion was made by Mike Todd and seconded by Bill to accept the application for the 10-lot subdivision on Old Lee Road dated 10-1-04. The motion carried. Yes-4 No-0

This conventional plan is lot #2 (60 acres) of the 3 lot subdivision that was accepted at last months meeting on Halls Mill Road. All ten lots meet the acreage, frontage, and 4k area for septic requirements. The plan would have 2,620 feet of road. There are two places that would allow near future connections which are required in the bylaws for large parcels that are near the subdivision. One access point is through the Daley property (32 acres) and the 300 feet of frontage along Labranche's property could be considered for a near future connection. The Fire Chief requested that a cistern be placed in the subdivision. There were 3 waivers that would need to be granted with this plan. Two are for road radius issues. The other pertains to pedestrian ways or sidewalks. The waivers would most likely be the same on the cluster. If they decide to go with the conservation plan they would meet the 75% open space requirement. The length of the road from Old Lee Road to the furthest point is 1,200 feet. Joe Falzone does not agree with the 400 foot cul-de-sac length. The definition of cul-de-sac was debated. It was questioned whether the 400 feet is to the back of the cul-de-sac or to the bulb. In the past waivers have been granted to allow for larger cul-de-sacs. Mark Johnson will contact Town Counsel to have him clarify how the cul-de-sac length is measured. A motion was made by Bill and seconded by Bob to continue discussion at next month's meeting.

River Run Realty- Halls Mill Road 3 lot subdivision

The discussion focused on the road design/ hammerhead. The Police Chief doesn't have a problem with the hammerhead as long as there are proper site distances. Jeff Buxton had no concerns with the hammerhead and it does not meet the criteria for a cistern to be installed. The road would have to be more than 1,500 feet to require a cistern. Brian Knipstein mentioned that if all the driveways come off of the hammerhead it will create a problem with plowing snow and a place to put the snow. The driveway issues could be dealt with according to Brian. A cul-de-sac would have much more of an impact than a hammerhead.

Jim Daley asked if there were any restrictions with a conservation plan. No manufactured housing is allowed but duplexes are. There is a minimum acreage requirement of 1 acre and a maximum of 1 ½ acres. Bill made a motion to continue discussion at next month's meeting and it was seconded by Bob. The motion carried.

Rugg Subdivision-1 lot subdivision

Derek Rugg presented the plan for a one lot subdivision. He submitted his approved driveway permit and subdivision approval that he received from the State. This is a 4.16 acre lot being subdivided from the Olive Rugg property (120 acres). The test pits have been done and the lot has the required frontage and the 4k area for septic. A waiver was submitted requesting that only the land coming out of current use be surveyed. A motion was made by Bill and seconded by Bob to accept the subdivision. Discussion will be continued at the next meeting. The motion carried. Yes-4, No-0

A motion was made by Mike and seconded by Bob to accept the revised Cell Tower Development Agreement. The revision reflects new owners only. The new owners are National Grid Communications.

Motion was made and seconded to approve the September 16th and September 30th minutes. The motion carried and the minutes were accepted.

Subdivision Regulation Amendments

Reuben Hull discussed the proposed subdivision regulation amendments. Discussion focused on the review process and fees. It is difficult for Planning Board members to review plans before the monthly meetings. They would like to create a review process for plans when they come into the office. Reuben suggested that the plan would initially be reviewed by an agent and he would determine if the application was complete and if there were any major issues with it. The agent would also make a list of recommendations for the Planning Board. There would be an initial review fee submitted with the application and those fees would be determined by a fee schedule. A motion was made by Bill and seconded by Bob to continue discussion at next months meeting.

Zoning changes that need to be voted on by ballot must be submitted to the Board of Selectmen by Dec 8th. Planning Board rules and procedures, such as the subdivision regulation amendments may be voted on by the Planning Board at a regularly scheduled meeting.

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:45pm.

The next regularly scheduled meeting will be Thursday November 18th at 7pm at the Newfields Town Hall.

Respectfully submitted,

Sue McKinnon

